074.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,600 / 732,600
					USE VALUE:	732,600 / 732,600
					ASSESSED:	732,600 / 732,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURAKI SHINJI &
Owner 2:	IWASA TSUKIKO
Owner 3:	
Street 1:	155 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRZYBINSKI VICTORIA/TRUSTEE -
Owner 2:	ANASTASIA B DIMITRAKIS REVOCAB -
Street 1:	87 DEPOT ST
Twn/City:	WESTFORD
St/Prov:	MA Cntry
Postal:	01866

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8480.000	259,900	600	472,100	732,600
Total Card	0.195	259,900	600	472,100	732,600
Total Parcel	0.195	259,900	600	472,100	732,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.99 | /Parcel: 515.99

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 46694

GIS Ref

GIS Ref

Insp Date 10/15/18

!6193!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,900	600	8,480.	472,100	732,600		Year end	12/23/2021
2021	101	FV	259,900	600	8,480.	472,100	732,600		Year End Roll	12/10/2020
2020	101	FV	259,900	600	8,480.	472,100	732,600	732,600	Year End Roll	12/18/2019
2019	101	FV	225,300	500	8,480.	472,100	697,900	697,900	Year End Roll	1/3/2019
2018	101	FV	225,300	500	8,480.	404,600	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	225,300	500	8,480.	377,700	603,500	603,500	Year End Roll	1/3/2017
2016	101	FV	225,300	500	8,480.	323,700	549,500	549,500	Year End	1/4/2016
2015	101	FV	203,300	500	8,480.	290,000	493,800	493,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:28:48

LAST REV

Date	Time
07/25/19	09:35:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRZYBINSKI VICT	57685-491		10/21/2011		480,000	No	No		
DIMITRAKIS GEOR	51487-173		7/25/2008	Convenience	1	No	No		
	11759-675		10/30/1969		35,500	No	No		N

USER DEFINED

Prior Id # 1:	46694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2011	890	Manual	1,000					REPL FRONT DOOR
4/29/2009	282	New Wind	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2018	TTL REFUSAL	BS	Barbara S
6/27/2012	Left Notice	JBS	JOHN S
3/30/2012	MLS	EMK	Ellen K
1/21/2012	MLS	EMK	Ellen K
2/20/2009	Meas/Inspect	372	PATRIOT
11/9/2000	Inspected	264	PATRIOT
11/12/1999	Inspected	256	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8480		Sq. Ft.	Site		0	70.	0.80	4									472,078						472,100	

Total AC/HA:	0.19467	Total SF/SM:	8480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	472,078	Spl Credit		Total:	472,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	12 - Board & Bat	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	93499
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319273
Depreciation:	59385
Depreciated Total:	259888

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

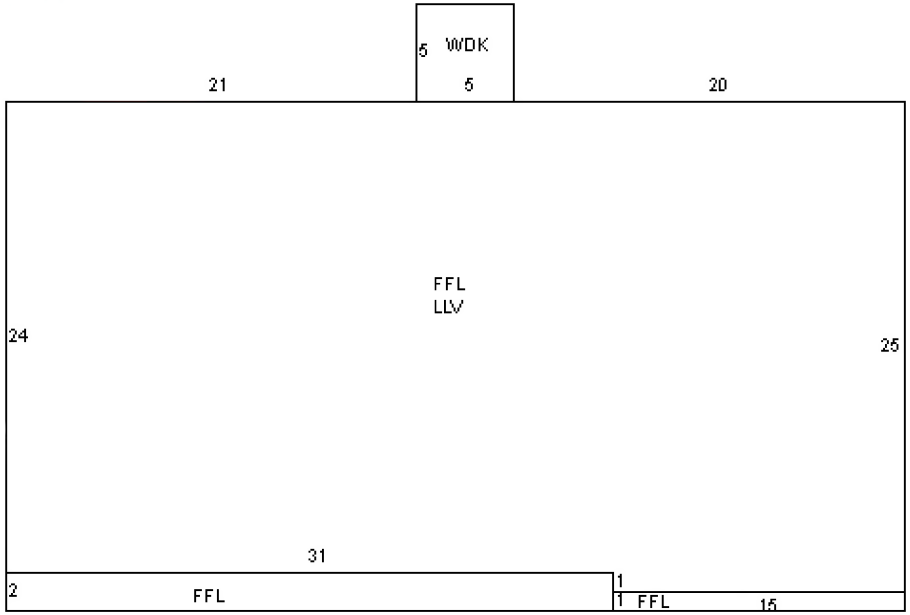
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	126.97
Special Features:	0	Val/Su Net:	111.07
Final Total:	259900	Val/Su SzAd	217.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	126.970	151,853
LLV	Lower Level	1,119	65.710	73,525
WDK	Deck	25	15.840	396

	Net Sketched Area:	2,340		Total:	225,774		
Size Ad	1196	Gross Area	2340	FinArea	1420		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2011	6.00	T	6.4	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600